

048.A

0001

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

659,000 / 659,000

USE VALUE:

659,000 / 659,000

ASSESSED:

659,000 / 659,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
19		MYSTIC LAKE DR, ARLINGTON

**OWNERSHIP**

Owner 1:	GOLDMUNTZ PENELOPE S	Unit #:	19
Owner 2:			
Owner 3:			

Street 1: 19 MYSTIC LAKE DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

**PREVIOUS OWNER**

Owner 1:	GOLDMUNTZ PAUL E-ETAL -
Owner 2:	GOLDMUNTZ PENELOPE S -
Street 1:	19 MYSTIC LAKE DRIVE
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 2214 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7047																

**IN PROCESS APPRAISAL SUMMARY**

Legal Description								User Acct
								152603
								GIS Ref
								GIS Ref
								Insp Date
								07/16/18

**PREVIOUS ASSESSMENT**

Parcel ID									PRINT	
048.A-0001-0019.0									Date	Time
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	648,600	0	.	.	648,600	648,600	Year End Roll	12/18/2019
2019	102	FV	577,600	0	.	.	577,600	577,600	Year End Roll	1/3/2019
2018	102	FV	508,900	0	.	.	508,900	508,900	Year End Roll	12/20/2017
2017	102	FV	462,500	0	.	.	462,500	462,500	Year End Roll	1/3/2017
2016	102	FV	462,500	0	.	.	462,500	462,500	Year End	1/4/2016
2015	102	FV	426,100	0	.	.	426,100	426,100	Year End Roll	12/11/2014
2014	102	FV	405,900	0	.	.	405,900	405,900	Year End Roll	12/16/2013
2013	102	FV	405,900	0	.	.	405,900	405,900		12/13/2012

**SALES INFORMATION**

TAX DISTRICT							PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
GOLDMUNTZ PAUL	U73-99		10/22/2001	Family		1	No	No			
	U32-84		5/1/1988			1	No	No	A		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/16/2018										Measured	DGM	D Mann
11/10/2000										Hearing N/C	189	PATRIOT
5/6/2000											197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			646-3130, Building Number 1.										
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good													
Color: BEIGE				A Kits:	Rating:													
View / Desir: N - NONE				Frl:	Rating:													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:													
Grade: C - Average				<b>CONDOS INFORMATION</b>														
Year Blt: 1924	Eff Yr Blt:			Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdict:		Fact:	.	Floor:	1 - 1st Floor													
Const Mod:				% Own:	50.000000000													
Lump Sum Adj:				Name:	89 - 7047													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>														
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %													
Prim Int Wall: 2 - Plaster				Functional:		%												
Sec Int Wall:		%		Economic:		%												
Partition: T - Typical				Special:		%												
Prim Floors: 3 - Hardwood				Override:		%												
Sec Floors:		%		Total:	18.6 %													
Bsmnt Flr:				<b>CALC SUMMARY</b>														
Subfloor:				Basic \$ / SQ:	295.00													
Bsmnt Gar:				Size Adj.: 1.12425470														
Electric: 3 - Typical				Const Adj.: 1.02010000														
Insulation: 2 - Typical				Adj \$ / SQ: 338.321														
Int vs Ext: S				Other Features: 60500														
Heat Fuel: 1 - Oil				Grade Factor: 1.00														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 809544														
% Com Wall		% Sprinkled:		Depreciation: 150575														
				Deprecated Total: 658969														
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 048.A-0001-0019.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N		Total Yard Items:				Total Special Features:				Total:								

Undisplayed Areas:  
GLA: 2214

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1			
Level	FY LR DR D K FR RR BR FB HB L O				
Other					
Upper					
Lvl 2					
Lvl 1					
Lower					
Totals	RMs: 7	BRs: 3	Baths: 1	HB	

**REMODELING**

Exterior:			
Interior:			
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
Totals			
1	7	3	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	3	0

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	2,214	338.320	749,044						
Net Sketched Area: 2,214 Total: 749,044										
Size Ad	2214	Gross Are	2214	FinArea	2214					

**IMAGE**

**AssessPro Patriot Properties, Inc**